

City of El Paso

Landscape Ordinance

An Ordinance amending Title 18
(Building and Construction)

By creating Chapter 18.46 (Landscape) and

By deleting Chapter 20.65 (Landscape)

Existing Landscape Ordinance

- Ordinance 12399 enacted May 23, 1995
- Ordinance modified in June 1999
- Recently there was direction to revisit the Landscape Ordinance for the purpose of updating and promoting property aesthetics and values by landscape standards.

Landscape Adds Value

- Residential Example with a Balance of Landscape



Landscape Requirements

Cities	Formula	Trees Req.	Plants Req.	Groundcover Req.	Street Frontage
El Paso	7.5% of the lot Plus parking lot Required landscape area is from furthest building wall and street.	One per 1000 sqft	20 five gallon per 1000 sqft	10 one gallon per 1000 sqft	Trees every 50 feet within the first twenty feet of the property .
Fort Worth	10% of the lot Plus parking lot if the footprint is 10,000sqft or larger	One per 500 sqft of required area	One five gallon shrub per 50 sqft of required area	100% of the required landscape area	75% of the landscape shall be in the front yard.
Tucson	3% of the site plus street border and parking lot. Required landscape area is from building to street.	100% from an ADWR list	100% from an ADWR list	100% from an ADWR list	Trees every 33 feet and 50% of the frontage must have shrubs within a 10 foot space inside the property

Comparison Chart

	Trees	Shrubs	Parking Lot Trees
Existing	1 tree per 1000 sq ft 2" cal 8' Hgt	20 - 5 gallon per and 10 - 1 gallon per 1000 sq ft	1 - 2" Cal , 8' Hgt Canopy Tree per 20 spaces after 40
BZAC	1 tree per 1000 sq ft 2" cal, 8' Hgt or 2 - 1 ½ " cal 6' tall or 2 palms 8' tall not more than 20 % of req.	20 - 5 gallon per and 10 - 1 gallon per 1000 sqft. May substitute shrubs for trees up to 50%	Greater than 14,000 sq ft or 40 spaces 1 tree for every 20 spaces and greater than 3500 sq ft there after 3 different size trees and tree wells.
Proposed	1 tree per 1000 sq ft, 2" cal 8' tall or compliance point system	Same quantities except substitution is part of alternate compliance point system	1 tree for every 15 spaces. The tree needs to be 2" cal 8' Hgt in 25 sq ft min.

Comparison Chart

	Formula	Parkway	Landscape Area	Alternate
Existing	Frontage X Parcel depth, not to exceed 200 feet x .075, Corner and Panhandle lots have separate calculations	Property owner to provide water and landscaping, owner will maintain	Landscape area defined as area between property line and building wall	Building Board of Appeals
BZAC	Lot front by lot depth not to exceed 200 feet x .075	Owner provides water and landscaping and the city will maintain	Landscape area is from front of building to curb	Application made to director and may be appealed to Building Board of Appeals within 30 days
Proposed	7.5% of the parcel	Trees every 50 feet along the frontage Palms not to be used in visibility triangle	Landscape area is from the furthest building wall from the street and the street.	No application required. Designers choice. One or the other.

Trees

Cities	Size of Tree Wells	Size of Trees	Parking Lot Trees Req.	Substitution Requirements	Approved Plant List	Tree Fund
El Paso	36 sqft	2" cal 10 to 12 feet tall	1 tree per 15 spaces	10 five gallon shrubs per 1 tree No substitution for parking lot tree	Yes, we recommend that 75% come from the list	We propose to create a fund based on money collected thru buy outs.
Fort Worth	Not Stated	3" Cal	10% of the parking lot shall provide shade	10 five gallon shrubs per 1 tree	Not Stated	
Tucson	34 sqft	Not Stated	1 tree per 10 spaces	Not Stated	Yes, but not all plants planted are required to come from this list.	
San Antonio	9x18 162 sqft	1 1/2" cal 6' tall	25% of parking lot	Not Stated	Not Stated	
Santa Fe/ ----- Edgewood	5 x 13 = 75sqft ----- 64 sqft	6' Evergreens 2" Deciduous ----- 3" cal 6' tall	10 sqft per parking space ----- 1 tree per 10 spaces	Not Stated ----- 15 Shrubs for 1 tree	Not Stated ----- Yes	Santa Fe has a tree fund
Las Cruces	36 sqft	2 1/4 cal 8' tall	15% of the parking lot must have trees	10 five gallon shrubs per 1 tree	yes	

Shrubs

Cities	Required	Size / Standards
El Paso	20 shrubs per 1000 sqft	Five gallon
Fort Worth	1 shrub per 50 sqft	Five gallon
Tucson	50% of the required landscape street border requires shrubs	Five gallon
San Antonio	Not Stated	Five gallon
Santa Fe/ Edgewood	As determined by the LDS plan reviewer	Not Stated
Las Cruces	20 shrubs per 1000 sqft	Five gallon

Design Standards

	Landscape Architect Required	Irrigation Required
El Paso	Anything over 50,000 sqft requires an LA seal	Yes, Texas Licensed Irrigator only.
Fort Worth	Not Stated	Yes, Texas Landscape Irrigator, Landscape architect, PE
Tucson	Not Stated	Not Stated
San Antonio	Anything over 4,300 sqft requires an LA seal	Yes, Texas Landscape Irrigator ONLY
Santa Fe	Not Stated	Not Stated
----- Edgewood		
Las Cruces	Not Stated	Not Stated

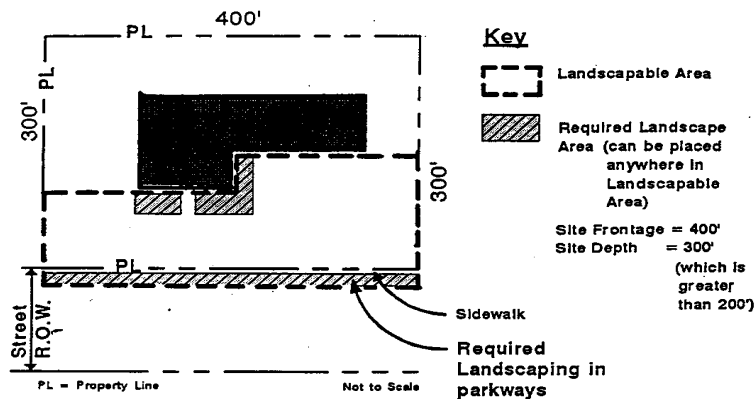
The Good, the Bad , and the Ugly



Site Development

20.65.190

**FIGURE 1
NEW DEVELOPMENT
Interior Sites**



FORMULA:

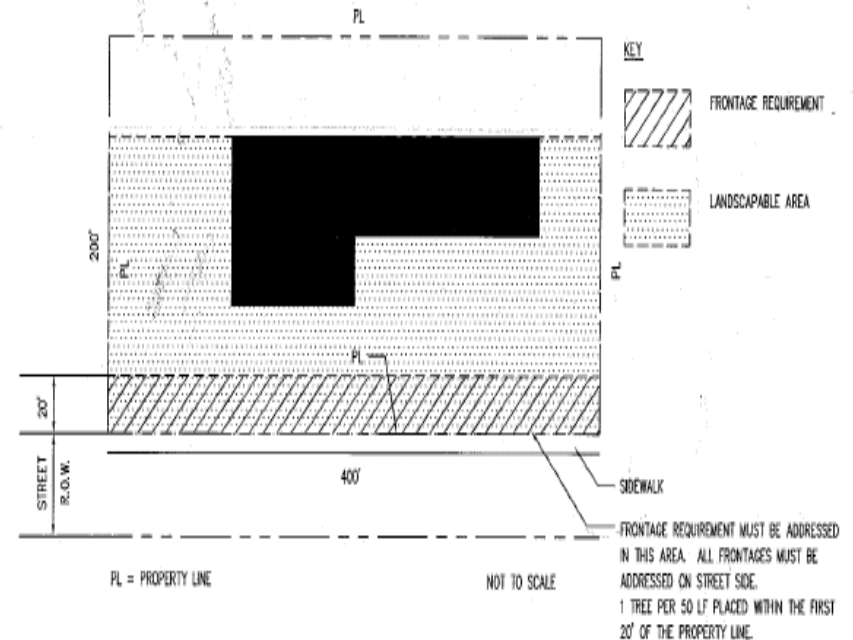
Site Frontage x Site Depth (not to exceed 200') x .075 = REQUIRED LANDSCAPE AREA

Example: 400' x 200' x .075 = 6000 square feet

930-5

(El Paso 9-99)

LANDSCAPE AREA CALCULATIONS



FORMULA

SITE FRONTAGE X SITE DEPTH X .075 = REQUIRED LANDSCAPE AREA

EXAMPLE: 400' X 200' = 80,000 X .075 = 6,000 S.F. OR 6 UNITS

Landscape Adds Value



Property Frontages



Landscape Ordinance Enhancements

- Calculations for square footage requirements easier to understand.
- Site sizes treated equally as to calculations.
- Landscape area increased
- Buy Out Option
- Options for alternative methods of compliance.

Landscape can save lives



Schedule for Ordinance Action

- May 2006* Coordinated ordinance with Tree Board
- July 2006* Began weekly public meetings
- January 2007* LRC Presentation
- March 2007* CPC Presentation
- May 2007* Introduction of Ordinance
to City Council and Public
- June 2007* Public Hearing & Adoption of Ordinance